

Eastern Cambridge Rezoning Petition

# Recommended Text and Map Changes

Eastern Cambridge Rezoning Petition

# Part I

North Point Base Zone and PUD  
(NP and PUD-6)

## **PART I - NORTH POINT BASE ZONE AND PUD (NP AND PUD-6).**

### **Purpose**

*The intent of the proposed North Point zoning is to promote the development of a new, primarily residential neighborhood compatible with the existing East Cambridge neighborhood. The proposed zoning is also based on recognition of constrained motor vehicle access to the area. Proposed changes to both the North Point base and Planned Unit Development (PUD) zoning address the desired mix of residential and commercial uses, the density and scale of development, and the amount and location of future open space, among other issues.*

### **Proposal**

*Proposed base zoning at North Point allows only low-density residential development at an FAR of 1.0, with a nominal amount (10 percent) of office and retail allowed; heights would be capped at 40 feet.*

*Proposed PUD zoning for the North Point area:*

- *Requires at least 65 percent of future development to be residential and establishes a maximum of 35 percent commercial development.*
- *Lowers the commercial FAR permitted in the area in recognition of constrained motor vehicle access to the area and addresses cumulative impacts of traffic from new development. Establishes an FAR of 3.0 within 500 feet of the Lechmere transit station. Establishes an FAR of 2.4 for mixed-use projects located farther than 500 feet from the transit station, but allows FAR to increase up to 3.0 as the percent of residential use increases.*
- *Reduces the parking allowed on the site by 20 percent from that proposed in the Citywide Rezoning Petition, in order to reduce the number of people driving to the area and limit future traffic growth. Requires developers to commit to a program for reductions in auto vehicle trips by providing increased access to other modes.*
- *Establishes height gradations with lower height limits (85 feet) close to the existing residential neighborhoods and taller heights (150 feet) allowed farther away. Permits three towers up to 220 feet in height, located along the Gilmore Bridge and the railway tracks.*
- *Within 50 feet of a public park, requires that parts of a building taller than 65 feet be set back an additional 20 feet from the façade.*
- *Encourages retail uses to support the new neighborhood that will complement, rather than compete with, existing retail on Cambridge Street. Exempts up to*

*50,000 square feet of ground floor retail development at the intersection of First Street and O'Brien Highway from the commercial FAR cap.*

- *Limits total new retail development in the district to 75,000 square feet and restricts the size of retail floor areas to 10,000 square feet to avoid “big box” retail.*
- *Requires the creation of a major new public park of 2.5 acres, easily accessible from the relocated Lechmere T station at extension of First Street.*
- *Requires general conformance with the Eastern Cambridge Plan and Eastern Cambridge Design Guidelines as determined by the Planning Board in its review of the proposed PUD.*

- A. Delete the existing text of Article 16.000 - North Point Residence, Office and Business District and substitute therefor the following.**
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**ARTICLE 16.000 NORTH POINT RESIDENCE DISTRICT**

16.10	SCOPE AND INTENT
16.20	USE REGULATIONS
16.30	DIMENSIONAL REGULATIONS
16.40	PARKING LOADING REQUIREMENTS
16.50	SIGNS
16.60	INAPPLICABILITY OF CERTAIN OTHER REGULATIONS

**16.10 *Scope and Intent***

**16.11** *Scope.* This Article regulates development within the North Point Residence District (the "District"), located as shown on the Zoning Map, as amended.

**16.12** *Intent.* The purpose of the District is to limit as-of-right development due to limited road access and general traffic concerns. The intent of this Article 16.000 is to provide for the development of the area into a residential community with limited retail and office uses at a modest density through the provisions of this Article or at a higher density through the PUD process provided in Section 13.70.

**16.20 *Use Regulations***

**16.21** *Permitted Uses.* The following uses are allowed in the District. All uses not listed within one of the use groups in this section shall be prohibited. All uses within the District shall comply with the environmental protection standards of Section 16.22. The provisions of Section 4.50 et seq. shall not apply to institutional uses permitted within the District pursuant to section 16.21.5.

**16.21.1** *Residential Uses.* The following residential uses shall be permitted.

- (1) One and two family dwelling.
- (2) Townhouse development.
- (3) Elderly congregate housing.
- (4) Multifamily dwelling

**16.21.2** *Office and Laboratory Uses.*

The following office uses shall be permitted provided they are in a building in existence as of June 1, 2001 that, if vacant, has not been occupied by a residential use in the five years immediately preceding the time of application for a Certificate Of Occupancy for the proposed office use, or if occupied, the current use is any office and laboratory use, Section 4.34; any retail business and consumer service establishment, Section 4.35; any light industry, wholesale business or storage use, Section 4.37; or any heavy industry use, Section 4.38. In permitting such office and laboratory uses, additional Gross Floor Area up to 10% of the existing Gross Floor Area in the building shall be permitted provided the total FAR does not exceed 1.0.

- (1) Office of a physician, dentist or other medical practitioner not located in a clinic listed in Subsection 4.33d, as an accessory use occupying not more than twenty-five (25) percent of the aggregate gross floor area of all buildings on a lot.
- (2) Office of an accountant, attorney, or other non-medical professional person.
- (3) Real estate, insurance or other agency office.
- (4) General office use.
- (5) Bank, trust company or similar financial institution.
- (6) Technical office for research and development, laboratory and research facility.

#### **16.21.3      *Retail and Consumer Service Establishments.***

The following uses shall be permitted provided they are located on the first floor of the structure, front a public way, and occupy no more than ten (10) percent of the total Gross Floor Area of the structure in which they are located, excluding from that calculation any Gross Floor Area devoted to parking facilities.

- (1) Store for retail sale of merchandise.
- (2) Eating and/or drinking establishment, whether or not liquor is sold or consumed, including restaurant, bar, lunchroom, cafeteria and food commissary.
- (3) Fast order food establishment subject to the Special Permit requirements of Section 11.30.

# Area I(A)

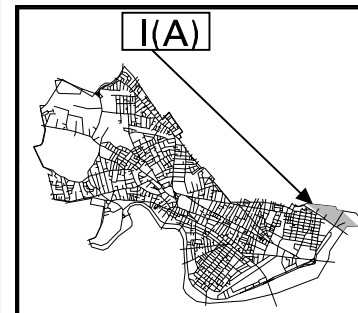
North Point Base  
District and PUD-6

## Legend

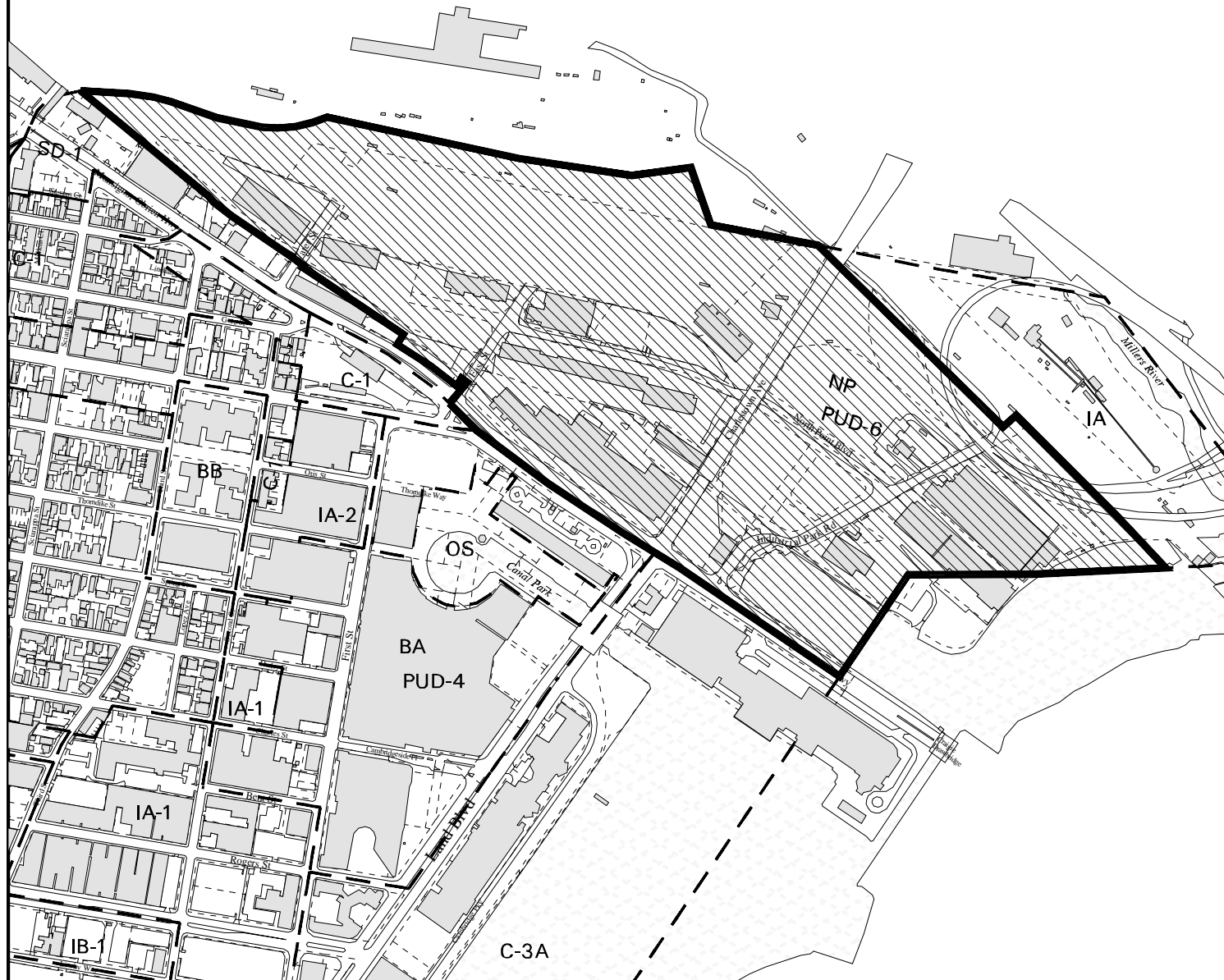
- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line



Scale  
1 Inch = 7200 Feet



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- (4) Consumer service establishment, including but not limited to hairdresser, barber shop, laundry or dry cleaning pickup establishment, self service laundry, shoe repair or tailoring shop, or photography studio.
- (5) Bank, trust company or similar financial institution located on the first floor.

**16.21.4 Telephone exchange** (including switching, relay, and transmission facilities serving mobile communications systems) and any towers and antennas accessory thereto, transformer station, substation, gas regulating station, or pumping station by special permit subject to the provisions of Section 4.32 g (1).

Any Telephone exchange use as set forth in 4.32 g (1) proposed with any facility having a floor area greater than four hundred (400) square feet shall only be permitted in a building in existence as of June 1, 2001 that, if vacant, has not been occupied by a residential use in the five years immediately preceding the time of application for a Certificate Of Occupancy for the proposed office use, or is occupied, the current use is any office and laboratory use, Section 4.34; any retail business and consumer service establishment, Section 4.35; any light industry, wholesale business or storage use, Section 4.37; or any heavy industry use, Section 4.38.

**16.21.5 Institutional Uses**

- (1) All uses permitted in Sections 4.33a, b, c, d, e, f, and g.
- (2) All uses permitted in Section 4.33h, 1 or 2.
- (3) Any institutional use not referred to in subparagraphs (1) and (2) above, but only by special permit from the Planning Board pursuant to Section 10.40

**16.30 Environmental Protection Standards.** No activity shall be permitted in the District unless it shall conform to the following standards for environmental protection:

**16.31** All dust, fumes, odors, smoke or vapor shall be effectively confined to the premises or disposed of in compliance with applicable environmental laws.

**16.32** Any noise, vibration or flashing shall not be normally perceptible without instrument measurement at a distance of one hundred (100) feet or more from the premises.



- 16.33** All development proposals shall comply with the Federal and State air pollution and water pollution control regulations, City of Cambridge Ordinances, and other applicable environmental laws.
- 16.34** Except during construction activity on the lot, all refuse and other waste materials shall be stored within buildings prior to collection and disposal.
- 16.40** **Dimensional Regulations**
- 16.41** ***Lot Density Limitation.*** For each lot within the District, a permitted floor area ratio (as defined in Article 2.000) of 1.0 is hereby established for each lot, and shall not be exceeded. The area of the lot to be counted in determining the floor area ratio shall include land dedicated (after adoption of this Article 16.000) by the owner or former owner of the lot, whether in fee or by easement, deed restriction, covenant or comparable legal instrument enforceable by the City of Cambridge or other public entity, as a public way, private way open to the public use, or public open space.
- 16.42** ***Building Height Limitation.*** The maximum building height for all buildings within the District shall be forty (40) feet.
- 16.43** ***Open Space.*** Publicly beneficial open space, as defined by this ordinance, shall be provided on every lot and shall in the aggregate equal at least twenty (20) percent of the area of such lot.
- 16.44** ***Other Dimensional Regulations.*** The minimum lot area per dwelling unit requirement in the District shall be 600 square feet. There shall be no requirement with respect to minimum lot width. Minimum front, side or rear yards shall be as required in the Residence C-2 District. The minimum lot area shall be 20,000 square feet.
- 16.50** ***Parking and Loading Requirements***
- 16.51** ***Parking and Loading Requirements.*** Off-street parking and loading requirements shall be the same as currently specified in Article 6.000 and in the Schedule of Parking and Loading Requirements applicable to the Residence C-3, Office 3, Business B and Industry B districts, except as modified below.
- 16.51.1** Parking facilities may be located on the lot they serve or, by special permit from the Planning Board under Section 10.40 or Section 13.70, may be located in whole or in part in one or more pooled private or public parking facilities located anywhere within the North Point Residence District. The Planning Board shall not withhold a special permit permitting such a pooled parking facility so long as the limitations of the maximum amount of parking provided

in this Section 16.50 are observed with respect to all affected lots, in the aggregate.

**16.51.2** *Minimum and Maximum Parking Requirements:* Accessory off street parking shall be provided as follows:

(1) Residential Uses: 1 space per unit minimum and 1.5 spaces per unit maximum.

(2) General Office Use: 1 space per 1,250 gross square feet minimum and 1 space per 625 gross square feet maximum.

(3) Technical Office for Research and Development Uses: 1 space per 1,675 gross square feet minimum and 1 space per 840 gross square feet maximum.

(3) Retail and Consumer Service Uses: No accessory parking shall be required if the retail and consumer service uses are located on the ground floor and front on and have a public entry directly onto a publicly accessible street.

All other uses shall be subject to the requirements of Article 6.000

**16.51.21** Notwithstanding the provisions of Section 16.51.2 above, the total number of parking spaces serving non-residential uses in the PUD in the North Point Residence District shall not exceed **2,500 spaces allocated to each lot in the district at the rate of 1.2 spaces per 1,000 square feet of lot area.**

**16.60** **Signs**

**16.61** The sign regulations of Article 7.000 applicable to Retail, Office and Industrial Districts shall be applicable in the District.

**16.70** *Eastern Cambridge Design Guidelines.* In reviewing any special permit that may be required for development in the North Point Residence District, the permit granting authority shall be guided by the *Design Guidelines* set forth in the *Eastern Cambridge Plan*. Any development permitted as-of-right is encouraged to be consistent with these Guidelines.

**16.80** **Inapplicability of Certain Other Regulations**

**16.81** Where this Article 16.000 specifies some standard or establishes some other requirement contrary to or inconsistent with a requirement elsewhere in this Ordinance, the provisions of this Article 16.000 shall control.

**B. Delete existing Section 13.70 - PUD North Point Residence, Office and Business District and substitute therefor the following.**

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**13.70 PLANNED UNIT DEVELOPMENT IN THE NORTH POINT RESIDENCE DISTRICT.**

**13.71 *Purpose.*** This Section 13.70 is intended to provide the opportunity to create a new residential neighborhood from an area now primarily industrial in character. Retail and office uses are encouraged as part of that neighborhood to serve the residential community and stimulate activity in the area for extended hours throughout the day. Significant new public open space to serve the residents of the district and the general public is desired. It is also intended that development in the PUD in the North Point Residence District will be **generally consistent** with the development policies set forth in the *Eastern Cambridge Plan* and *Eastern Cambridge Design Guidelines* dated June 2001.

**13.72 *Applicability.*** A special permit for a Planned Unit Development may be granted by the Planning Board in the North Point Residence District in accordance with the requirements of Sections 12.30 and 12.40, and the development controls specified in Section 12.50 and this Section 13.70. All references to and requirements for a PUD District in those sections shall also apply to a Planned Unit Development in the North Point Residence District.

**13.73 *Use Regulations.*** Any use permitted in Article 16.000 - North Point Residence District may be allowed by the Planning Board, but subject only to the requirements and limitations of this Section 13.70. Other uses, not permitted in Article 16.000 but permitted in a Business B District, may be allowed by the Planning Board upon a written determination that such use is compatible with and advances the objectives of the *Eastern Cambridge Plan* and that it is necessary to support the predominant residential use in the PUD in the North Point Residence District. However, non-residential uses may not constitute more than thirty-five (35) percent of the total authorized Gross Floor Area within any Development Parcel, exclusive of both Gross Floor Area devoted to parking facilities and the additional Gross Floor Area (GFA) that may be constructed as a result of the application of FAR bonuses permitted in Section 11.200.

**13.73.1 *Special Provisions Related to Permitted Retail Uses.***

- (1) The total Gross Floor Area for retail and consumer service establishments authorized by the Planning Board in all approved PUDs within that portion of the PUD in the North Point Residence District located west of Charlestown Avenue shall not exceed 75,000 square feet or 25,000 square feet for that portion of the PUD located east of Charlestown Avenue unless

a finding is made by the Planning Board that additional retail use will better serve the objectives of this Section 13.70 and the objectives of the Eastern Cambridge Plan. All retail and consumer services establishments shall be subject to the following limitations:

(i) In no instance shall any individual retail or consumer service establishment exceed 10,000 gross square feet unless the Planning Board determines in writing that establishments of a greater size better support and serve the residents within the PUD district and better advance the policies set forth in the *Eastern Cambridge Plan* and the *Eastern Cambridge Design Guidelines*.

(ii) No off street parking is provided.

(2) The initial 50,000 square feet of retail and consumer service establishments authorized in total in approved PUDs shall be exempt from any limitations as to non-residential Gross Floor Area as set forth in Section 13.73.1 above subject to the following limitations:

(i) The GFA is located on the ground floor and fronts on and has a public entry onto a publicly accessible street.

(ii) The establishment is located within the 500-radius described in Section 13.74.11 below.

**13.73.2**      ***Limitations on Telephone Exchange Uses.*** Where the GFA for any such use exceeds 400 square feet, the use shall only be located within 250 feet of the Boston/ Somerville/Cambridge municipal boundary line and west of Charlestown Avenue.

**13.74**      ***Dimensional Requirements.***

**13.74.1**      ***Floor Area Ratio (FAR) Limitation.*** The maximum ratio of floor area to the total area of the development parcel shall be 2.4 except as modified by Sections 13.74.11 – 13.74.13 below. Any GFA contained within the head house or train station serving the MBTA Green Line, excluding any GFA occupied by private retail, office, or other uses, shall not be subject to the FAR limitations set forth in this Section 13.74.1.

**13.74.11**      ***Additional FAR for Proximity to Transit.*** For any portion of a Development Parcel located within a 500-foot radius of a point defined as the intersection of the centerline of McGrath and O'Brien Highway and the northerly extension of the centerline of First Street, the permitted FAR shall be 3.0. That portion of said Development Parcel shall be permitted to use up to 35% of the allowable FAR for non-residential uses. The portions of the development parcel outside the 500-foot radius shall be subject to the limitations of Sections 13.74.1 and

13.74.12. The additional GFA permitted by this Section 13.74.11 must be located within the portion of the development parcel located within the 500-foot radius. (See Map 13.81)

**13.74.12 *Additional FAR for Increased Residential Use.*** For those portions of the PUD district not located within the 500-foot radius described in Section 13.74.11, the FAR permitted in Section 13.74.1 may be increased according to the schedule set forth below as the proportion of Gross floor Area devoted to residential uses increases, as proposed in the application for a PUD special permit and approved by the Planning Board.

Proportion of Residential GFA Proposed and Approved	Permitted FAR
All residential	3.0
No less than 90%	2.9
No less than 85%	2.8
No less than 80%	2.7
No less than 75%	2.6
No less than 70%	2.5
No less than 65%	2.4

To attain the increase in FAR, the proposed development must attain the percentage thresholds indicated above. There shall be no partial application of the gradations noted above.

**13.74.2 *Minimum Development Parcel Size.*** The minimum size of the Development Parcel shall be the larger of (1) one hundred thousand (100,000) square feet or (2) seventy-five percent of the area of a lot or combination of lots (a) in existence as of June 1, 2001 and (b) held in common ownership where it is proposed to incorporate any portion of such lot or lots within the Development Parcel. The area of the development parcel may include land dedicated (after adoption of this Section 13.70 and prior to any application for a PUD special permit under this Section 13.70) by the owner or former owner of the lot, whether in fee or by easement, deed restriction, covenant or comparable legal instrument enforceable by the City of Cambridge or other public entity, as a public way, private way open to public use, or public open space.

**13.74.21** Where the Development Parcel required in Section 13.74.2 is greater than 100,000 square feet, the applicant may at his own discretion designate a portion of Development Parcel as a Master Plan Area, within which area physical information may be presented in a more generalized way, subject to more detailed approval by the Planning Board at a time and in a manner determined by the Board in its PUD special permit decision. Within the Master Plan Area location of streets and public parks, the quantities of

proposed land uses, general building envelopes, locations and heights shall be indicated in sufficient detail that the Planning Board can reasonably assess the impact of the Master Plan and its consistency with the objectives of the PUD district and the *Eastern Cambridge Design Guidelines*.

**13.74.3 *Maximum Building Height.*** The maximum height of buildings in the PUD district shall be eighty-five (85) feet except as otherwise shown on the PUD in the North Point Residence District Height Limitation Map (Map 13.82) and as described herein. Height is further regulated by the provisions set forth in Sections 13.74.31 – 13.74.33 below.

(1) *Maximum Building Height of One Hundred and Fifty (150) Feet.* The maximum height of buildings shall be 150 feet in the following described areas:

(a) That area bounded by a line beginning as the centerline of Charlestown Avenue, then the centerline of North Point Boulevard and its southeasterly extension to the Cambridge/Boston municipal boundary line, then the Cambridge/Boston municipal boundary line, and then the centerline of O'Brien Highway (Bridge Street) to the point of origin.

(b) That area bounded by a line beginning as the centerline of Charlestown Avenue, then the centerline of O'Brien Highway, then a line northwesterly of, parallel to and 200 feet distant from the northwesterly sideline of Charlestown Avenue, then a line northerly of, parallel to and 225 feet northerly of Reference Line #1, then a line turning in a northerly direction which is the northerly extension of the centerline of Second Street to its intersection with the Cambridge/Somerville municipal boundary line, then the Cambridge/Somerville/Boston municipal boundary line to the point of origin.

(2) *Maximum Building Height of One Hundred and Twenty (120) Feet.* The maximum height of buildings shall be 120 feet in the following described area: That area bounded by a line beginning as boundary of the area described in 13.74.3 1b above; then the centerline of O'Brien Highway; then a line northwesterly of, parallel to and 325 feet distant from the northwesterly sideline of Charleston Avenue; then a line northerly of, parallel to and 100 feet distant from Reference Line #1; then the Special District 1 zoning district boundary line, then the Cambridge/Somerville municipal boundary line to the point of origin.

**13.74.31 *Portions of Buildings Limited to Sixty-five Feet.*** Any portion of a building that is within fifty (50) feet of an existing or proposed Public Open Space or single intervening street abutting that open space may exceed 65 feet only if for each floor above 65 feet, that floor is set back an additional 10 feet from the façade of the floor below, until the maximum height is attained, or until a 20

foot setback from the façade at 65 feet is attained. Alternately, a set back of 20 feet from the façade of the building at a height of 65 feet shall be permitted, and the remaining portions of the building allowed to achieve the maximum height permitted by Section 13.74.3, or any variation between the two provisions.

**13.74.32 *Additional Height to Two-hundred and Twenty Feet.*** The Planning Board may in its discretion permit no more than three residential buildings (in addition to those permitted in Section 13.74.33 below) to exceed a height of one hundred and fifty (150) feet up to a maximum height of two hundred and twenty (220) feet in that portion of the PUD in the North Point Residence District west of Charlestown Avenue, subject to the following limitations.

(1) All such buildings shall be located in that portion of the PUD in the North Point Residence District where the base height for all buildings is one hundred and fifty feet.

(2) Portions of said buildings above sixty-five feet are separated from each other by a distance of at least 500 feet.

(3) For any portion of the building above sixty-five feet, the building floor plate shall not exceed 15,000 square feet and one hundred and fifty (150) feet in any one horizontal dimension. For portions of the building above 150 feet, the building footprint floor plate) shall not exceed 10,500 square feet.

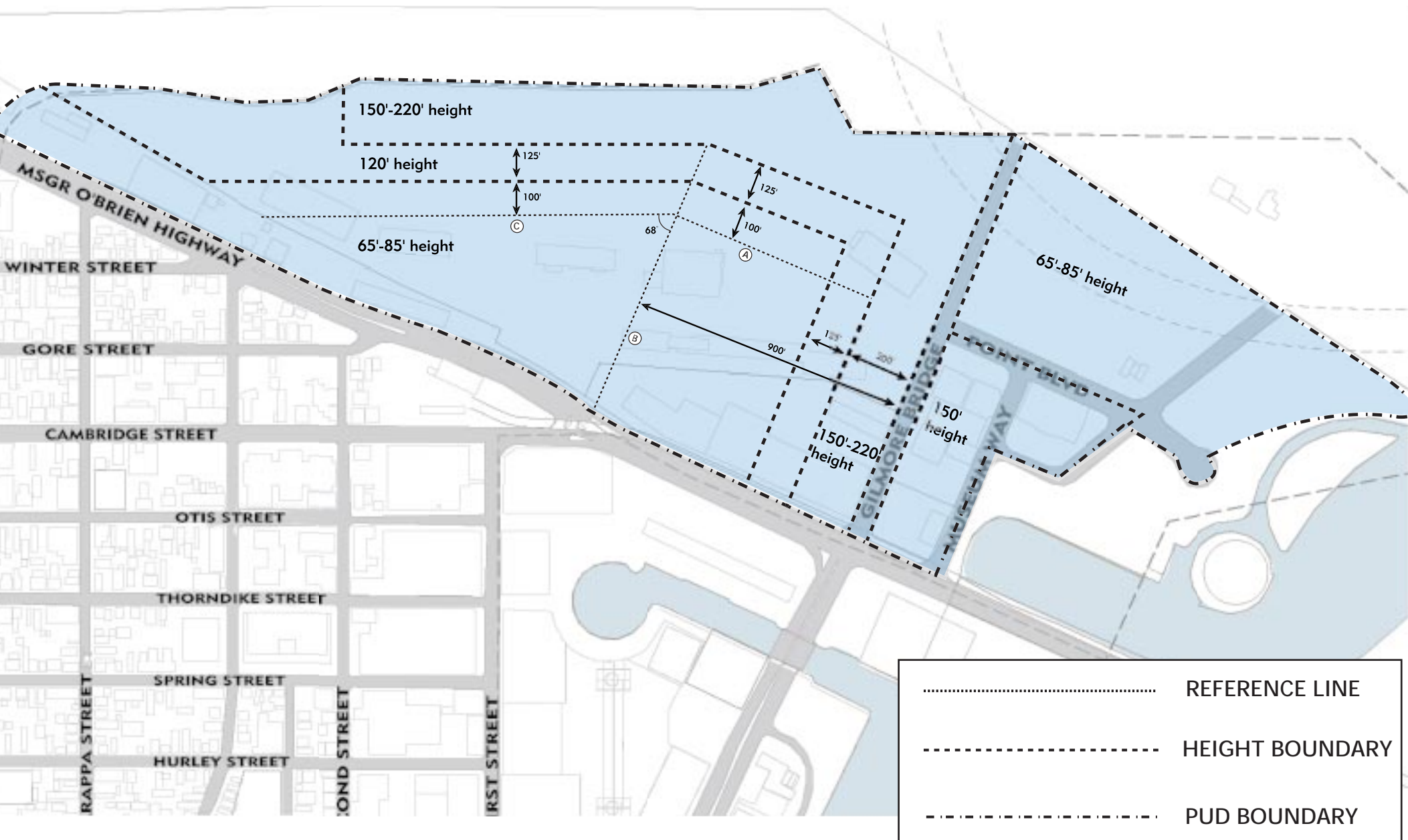
**13.74.33 *Additional Height to Two-hundred and Fifty Feet.*** The Planning Board may in its discretion permit no more than two residential buildings to exceed one hundred and fifty feet in height up to a maximum height of two hundred and fifty (250) feet in that portion of the PUD in the North Point Residence District east of Charlestown Avenue, subject to the following limitations.

(1) All such buildings shall be located in that portion of the PUD in the North Point Residence District where the base height for all buildings is one hundred and fifty feet.

(2) For any portion of the building above sixty-five feet, the building floor plate shall not exceed 15,000 square feet and one hundred and fifty (150) feet in any one horizontal dimension.

**13.74.34 *Description of Reference Lines.*** Reference Line #1 and Reference Line #2 shall be as described herein:

(1) Reference Line #1 is that line which is the northwesterly extension of the centerline of North point Boulevard that, at its intersection with Reference Line #2, is deflected south by 32 degrees and continues thereafter to its intersection with the Special District 1 zoning district boundary line.





(2) Reference Line #2 is that line which is northwesterly of, parallel to, and nine hundred (900) feet distant from the northwesterly sideline of Charlestown Avenue.

**13.74.4** *Other Dimensional Requirements.* There shall be no specified minimum lot size for lots located within a Development Parcel. There shall be no minimum lot area per dwelling unit requirement. There shall be no requirement with respect to minimum lot widths or minimum front, side or rear yards in the District. The Planning Board shall approve all proposed building setbacks and lot configurations.

**13.75** *Open Space.* Any combination of Public Open Space, Green Area Open Space or Permeable Open Space, as defined in this Ordinance, shall be provided on every Development Parcel and shall in the aggregate equal at least twenty (20) percent of the area of such Development Parcel. Owners of adjacent Development Parcels may collectively provide such open space by dedication, easement, deed restriction, covenant, or comparable legal instrument enforceable by the City of Cambridge or other public entity, in which event each such development parcel shall, for purposes of this Section 13.70 be deemed to include such portion of such open space as such owners shall allocate to it in such legal instrument. This open space requirement shall be subject to the following provisions.

(1) All required open space shall be generally accessible to the public for reasonable periods throughout the day for the purposes for which the open space is designed and approved by the Planning Board, which may include but not be limited to walking, bicycling, active and passive recreation. The Planning Board must approve any proposal to significantly limit public access to the required open space.

**13.75.1** *Required Public Open Space.* Any approved Planned Unit Development whose Development Parcel consists in part or entirely of a lot or combination of lots (a) in existence as of June 1, 2001, (b) held in common ownership, and (c) is at least 250,000 square feet in size shall be obligated to allocate a portion of its open space requirement as set forth in Section 13.75 above as Public Open Space meeting the requirements set forth in Section 13.75.11 below. This obligation shall remain with such lot or combination of lots in its entirety, notwithstanding any subdivision or change of ownership that may occur after June 1, 2001. In each instance where such a lot or combination of lots, or a portion thereof, is included within a development parcel, the PUD special permit shall only be granted if it is established to the satisfaction of the Planning Board that the Public Open Space required in this Section 13.75.1 can be provided even if its location is on a portion of the lot or combination of lots not included within the Development Parcel under review.

**13.75.11 *Requirements of the Public Open Space.*** The required Public Open Space shall consist of a contiguous parcel of land of at least two and one half (2.5) acres in size at a location and designed in a manner consistent with the Eastern Cambridge Plan. As defined, the Public Open Space shall be within the control of the City of Cambridge through fee simple conveyance, easement, or other legal mechanism acceptable to the City. The Planning Board in its conditions shall establish the time by which the facility completed. In the event that the City of Cambridge does not accept the facility, the PUD permittee shall maintain the park for the use of the general public as originally designed and approved by the Planning Board in the Special Permit. The Public Open Space shall be designed and constructed by the permittee according to the conditions of the PUD Special Permit and when conveyed to the city shall be environmentally and otherwise suitable for the recreational uses for which it is designed.

Only one facility of 2.5 acres or greater shall be required within the North Point PUD District. Once the Public Open Space obligation has been met, any remaining open space required for any PUD need only be consistent with the requirements of Section 13.75 and the applicable guidelines of the Eastern Cambridge Plan. The required facility shall be created according to the following rules.

(1) Where the Development Parcel includes a lot or combination of lots defined in 13.75.1 above where that lot or combination of lots is at least 250,000 square feet in area but less than ten acres, and where the development parcel encompasses a portion of the site of the required Public Open Space as illustrated in the Eastern Cambridge Plan, the open space required in the PUD shall be allocated in the approved Final Development Plan in part or in full at the proposed location of the Public Open Space.

(2) Where the PUD Development Parcel includes all or a portion of a lot or combination of lots with an area greater than 10 acres, the PUD Final Development Plan shall be required to create in its entirety a 2.5-acre Public Open Space consistent with the Eastern Cambridge Plan; if development of a 2.5-acre Public Open Space has previously occurred in whole or in part, that portion of the Public Open Space not designated in any previously approved PUD shall be provided.

**13.76 *Parking and Loading Requirements.*** Off-street parking and loading requirements shall be the same as currently specified in Article 6.000 and in the Schedule of Parking and Loading Requirements applicable to the Residence C-3, Office 3, Business B and Industry B districts, except as modified below.

**13.76.1** Parking facilities may be located on the lot they serve or may be located in whole or in part in one or more pooled private or public parking facilities located anywhere within the PUD in the North Point Residence District.

**13.76.2** Parking and loading requirements shall be as follows:

(1) Residential Uses: 1 space per unit minimum and 1.5 spaces per unit maximum.

(2) General Office Uses: 1 space per 1,250 gross square feet minimum and 1 space per 625 gross square feet maximum.

(3) Technical Office for Research and Development Uses: 1 space per 1,675 gross square feet minimum and 1 space per 840 gross square feet maximum.

(4) Retail and Consumer Services: No accessory parking shall be required if the retail and consumer service uses are located on the ground floor and front on and have a public entry directly onto a publicly accessible street.

**13.76.21** Notwithstanding the provisions of Section 13.76.2 above, the total number of parking spaces serving non-residential uses in the PUD in the North Point Residence District shall not exceed 2,500 spaces allocated to each Development Parcel at the rate of 1.2 spaces per 1,000 square feet of land in the Development Parcel.

### **13.77** *Approval of Roadway Plan*

No Final Development Plan shall be approved by the Planning Board without Planning Board approval of a Roadway Plan. The Planning Board shall not approve a Roadway Plan (which shall include all proposed roads, streets, driveways and other motor vehicle circulation routes) as part of the Final Development Plan unless the Planning Board finds that the impact of traffic projected to use the approved roadways is consistent with the objective of the PUD in the North Point Residence District to limit the extent of single occupancy vehicle access to the district and is consistent with the traffic findings required in Section 19.20 – Project Review Special Permit.

Notwithstanding the provisions of Section 6.22.4, all accessory parking for development approved in a Final Development Plan shall be provided within the approved PUD **area** unless the Planning Board specifically allows accessory parking at other locations, consistent with all other provisions of Article 6.000.

### **13.78** *Other Provisions*

- 13.78.1 *Signs.*** The sign regulations of Article 7.000 applicable to Retail, and Office Districts shall be applicable in the District.
- 13.78.2 *Perimeter and Transition.*** Any part of the perimeter of a planned unit development which fronts on a public open space for not less than two hundred and fifty (250) feet or is immediately adjacent to and within three hundred (300) feet of the Charles River shall be so designed as to complement and harmonize with adjacent land uses (existing or proposed) with respect to scale, density, setback, bulk, height, landscaping, and screening.
- 13.78.3 *Traffic Mitigation Measures.*** In reviewing a development proposal under the provisions of this Section 13.70 and Section 19.20, the Planning Board shall determine that the proponent has demonstrated, at the time of Final Development Plan Approval, a commitment to a Transportation Demand Management program consistent with the reduced parking mandated in Section 13.70. The measures to be taken in this program must address:
- (1) The amount of parking provided,
  - (2) The scale of development and the mix of uses proposed, and
  - (3) The assumptions employed with regard to the proportion of automobile use for those traveling to the site.

For examples of such Measures, the Planning Board shall refer to the *Eastern Cambridge Plan*, Article 18.000, and the requirements of Section 19.20 in establishing Transportation Demand Management measures applicable to any approved PUD.

- 13.78.4 *Relationship to MBTA Urban Ring Transportation Planning Project.*** In all PUD application documents, the applicant shall indicate how the proposed PUD development relates physically to the most current plans developed by the MBTA for implementation of the Urban Ring transportation project.

**C. Amend Section 2.000 Definitions by deleting the current definition of Public Open Space and substitute the following.**

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***Public Open Space.*** An area owned or controlled by the City of Cambridge or other public entity that is intended for public use, that is open to the sky and that is designed for either environmental, scenic, or recreation purposes. Public Open Space may include but is not limited to lawns, decorative plantings, interior walkways, abutting sidewalks, active and passive recreation areas, playgrounds, fountains, and public performance areas. Public Open Space shall not include rooftop areas, patios, balconies, parking lots, or driveways. Limited paved surfaces may be designed to accommodate occasional use by motor vehicles servicing the park facility. If the facility is not held in fee simple by

the City of Cambridge or other public entity, the Public Open Space may be land remaining in private ownership but protected for public use by means of a permanent easement, conservation restriction, or other similar legal device acceptable to the City.